

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Bridle Trails and Sherwood Forest / 68

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 414

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$237,900	\$248,600	\$486,500	\$516,500	94.2%	9.83%
2005 Value	\$250,500	\$263,000	\$513,500	\$516,500	99.4%	9.65%
Change	+\$12,600	+\$14,400	+\$27,000		+5.2%	-0.18%
%Change	+5.3%	+5.8%	+5.5%		+5.5%	-1.83%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -1.83% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$254,100	\$245,200	\$499,300
2005 Value	\$267,600	\$258,500	\$526,100
Percent Change	+5.3%	+5.4%	+5.4%

Number of one to three unit residences in the Population: 3361

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in SubArea 3 with Grades greater than 10 and LotSizes greater than 30,000 square feet and less than 43,560 square feet and also homes located in SubArea 3 not affected by the other adjustments had high average ratios (assessed value/sales price), the formula adjusts these properties upward less in comparison to the population. In addition, homes with LotSizes greater than or equal to 16,000 square feet and less than or equal to 30,000 square feet had higher average ratios and the formula adjusts these properties slightly downward thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sr. Appraiser

Division Mgr.

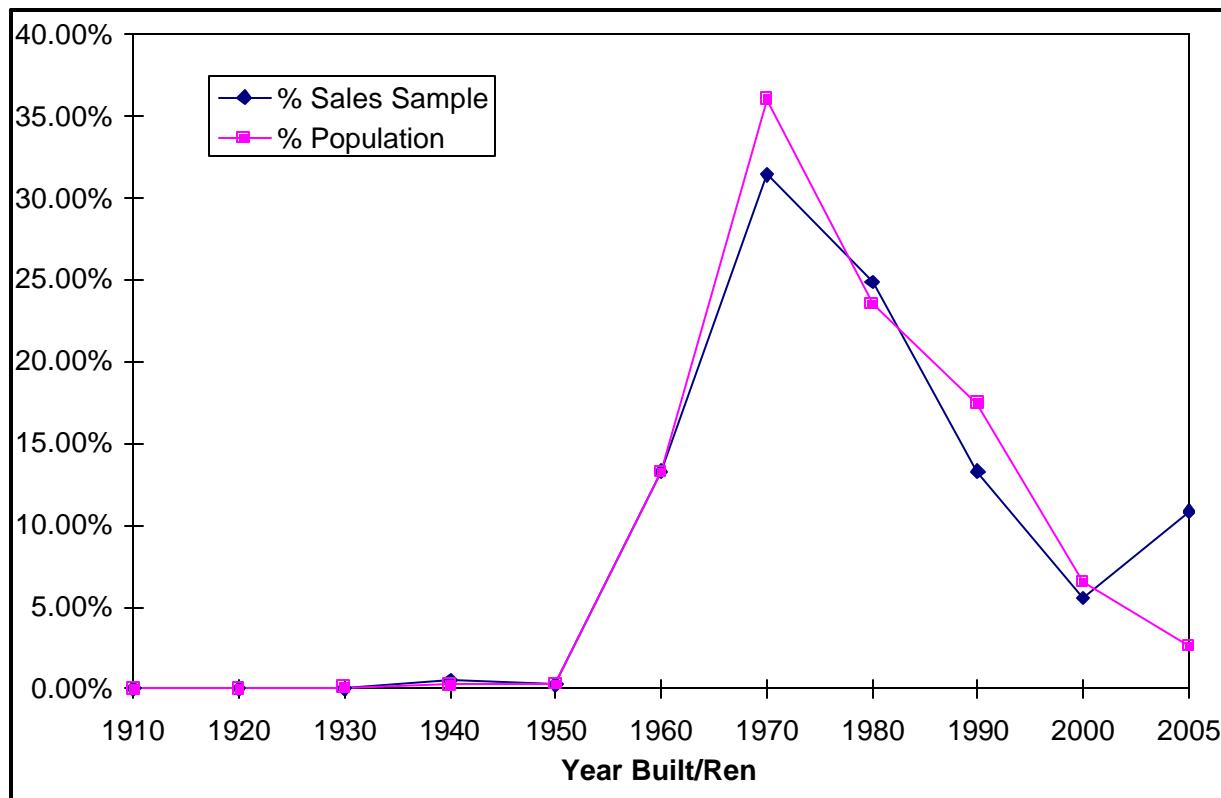
Assessor

Date

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.48%
1950	1	0.24%
1960	55	13.29%
1970	130	31.40%
1980	103	24.88%
1990	55	13.29%
2000	23	5.56%
2005	45	10.87%
	414	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	3	0.09%
1940	8	0.24%
1950	11	0.33%
1960	445	13.24%
1970	1211	36.03%
1980	789	23.48%
1990	587	17.47%
2000	219	6.52%
2005	88	2.62%
	3361	

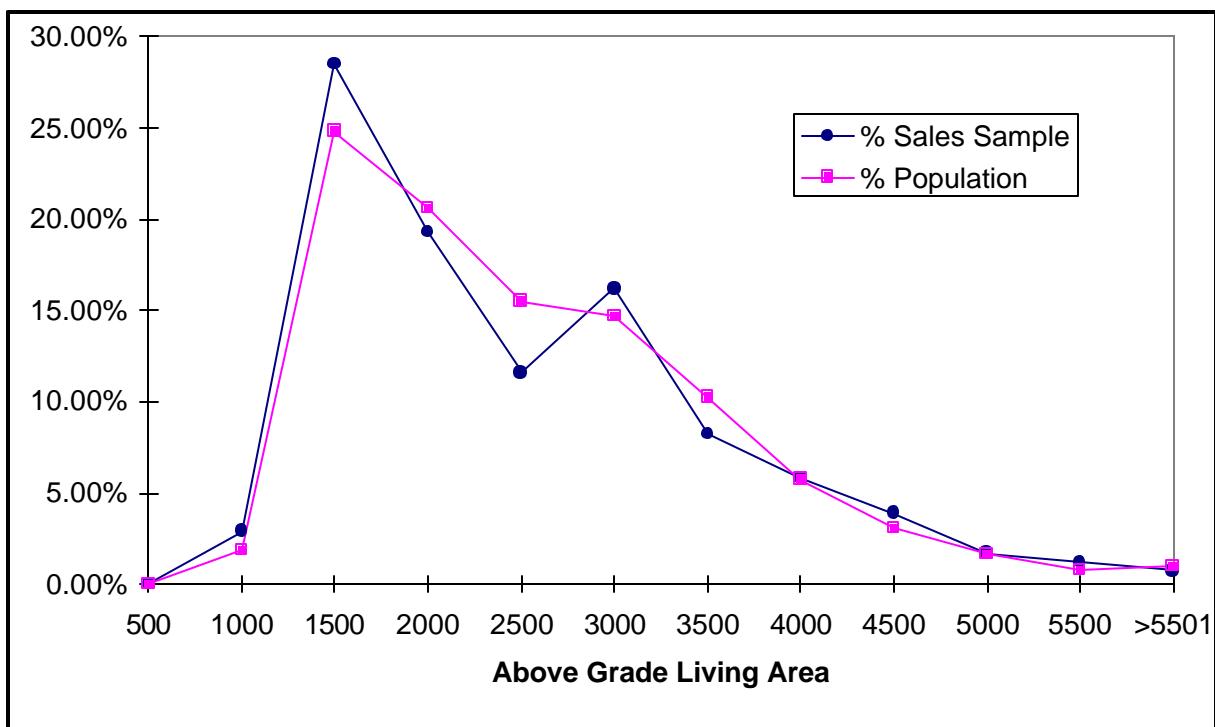


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	2.90%
1500	118	28.50%
2000	80	19.32%
2500	48	11.59%
3000	67	16.18%
3500	34	8.21%
4000	24	5.80%
4500	16	3.86%
5000	7	1.69%
5500	5	1.21%
>5501	3	0.72%
	414	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	63	1.87%
1500	834	24.81%
2000	693	20.62%
2500	521	15.50%
3000	493	14.67%
3500	344	10.24%
4000	193	5.74%
4500	104	3.09%
5000	56	1.67%
5500	27	0.80%
>5501	33	0.98%
	3361	

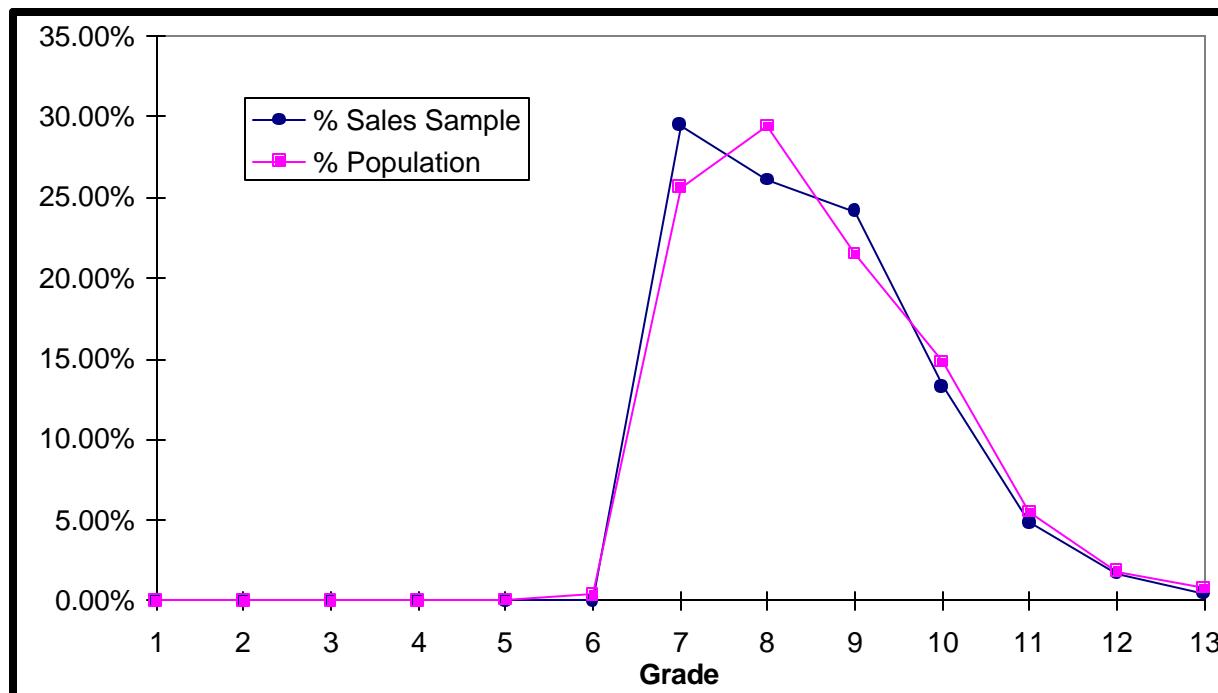


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

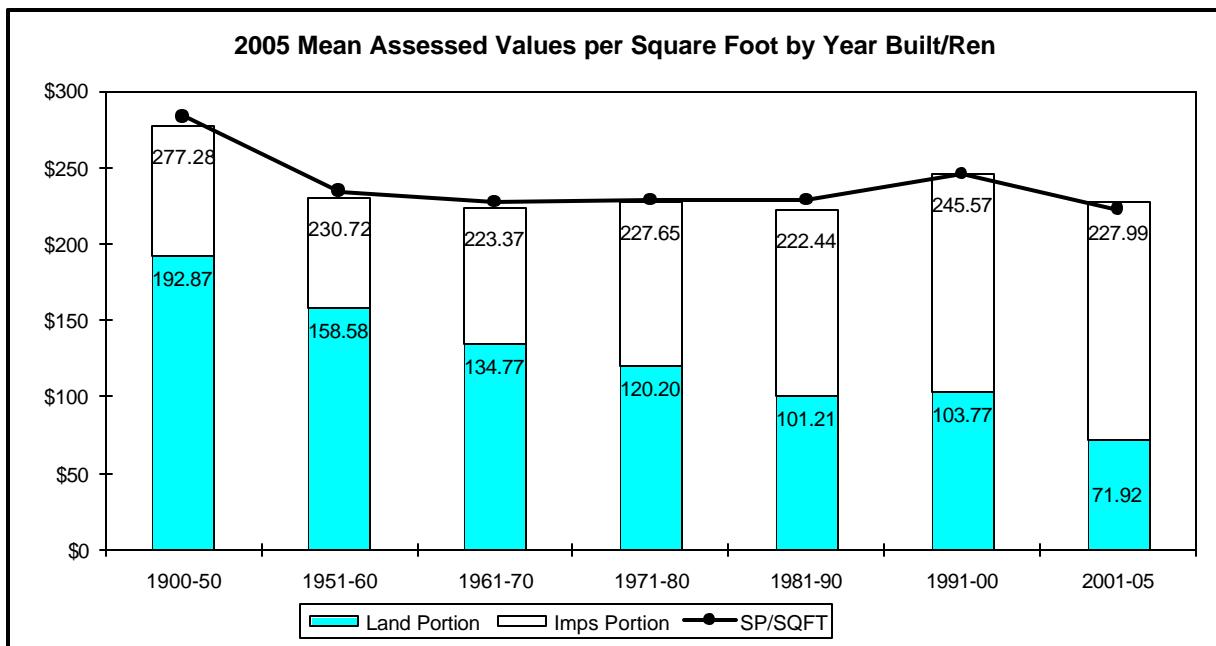
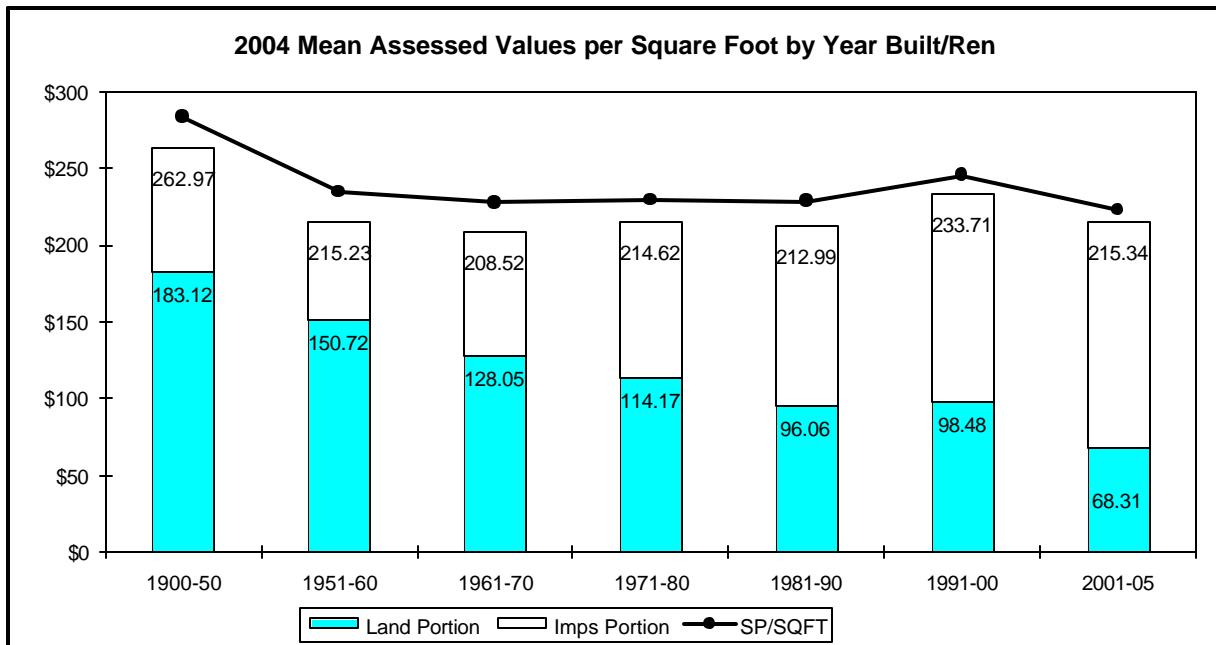
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	122	29.47%
8	108	26.09%
9	100	24.15%
10	55	13.29%
11	20	4.83%
12	7	1.69%
13	2	0.48%
	414	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	13	0.39%
7	862	25.65%
8	989	29.43%
9	723	21.51%
10	497	14.79%
11	186	5.53%
12	62	1.84%
13	28	0.83%
	3361	



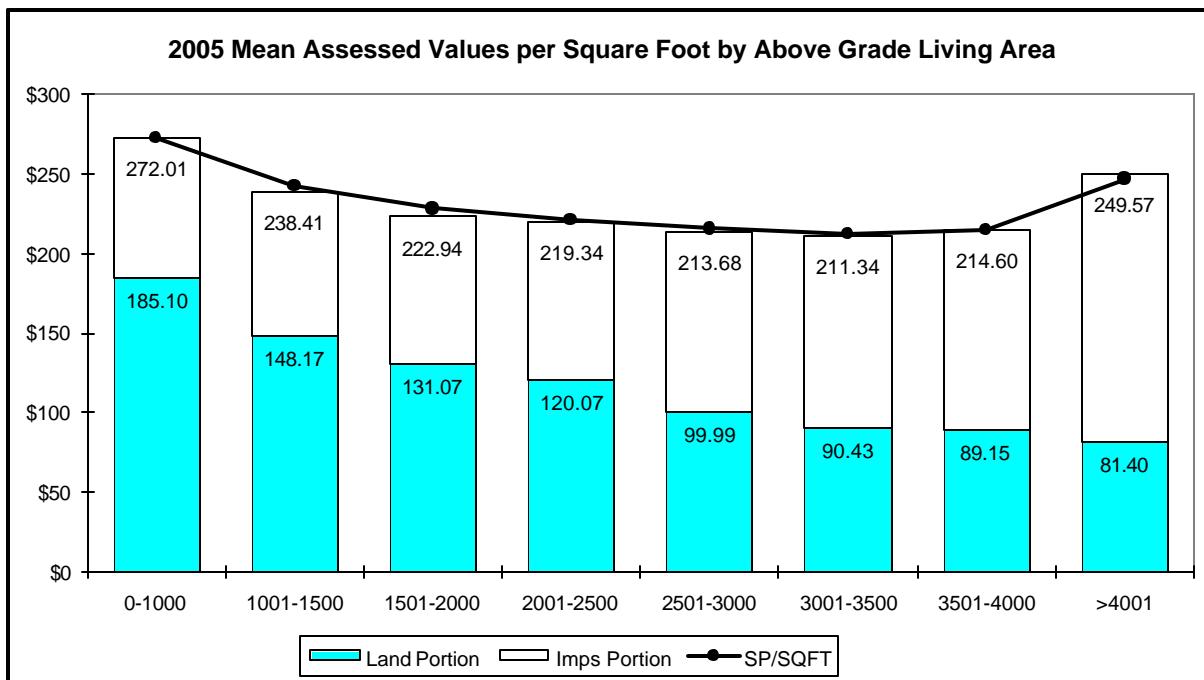
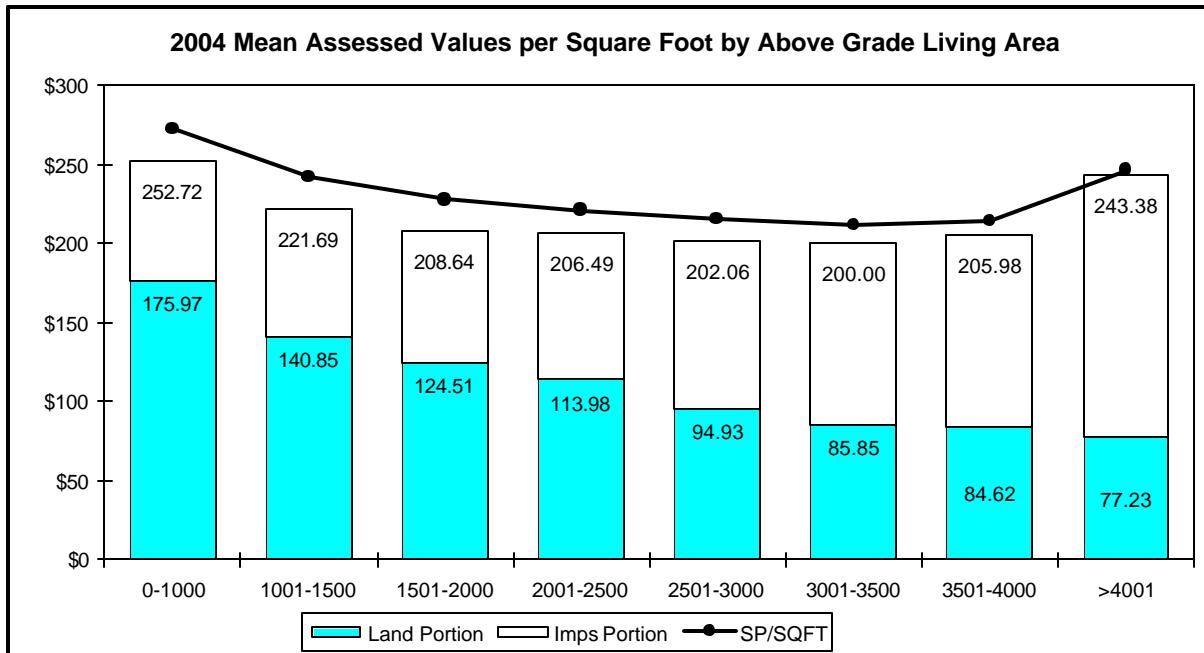
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



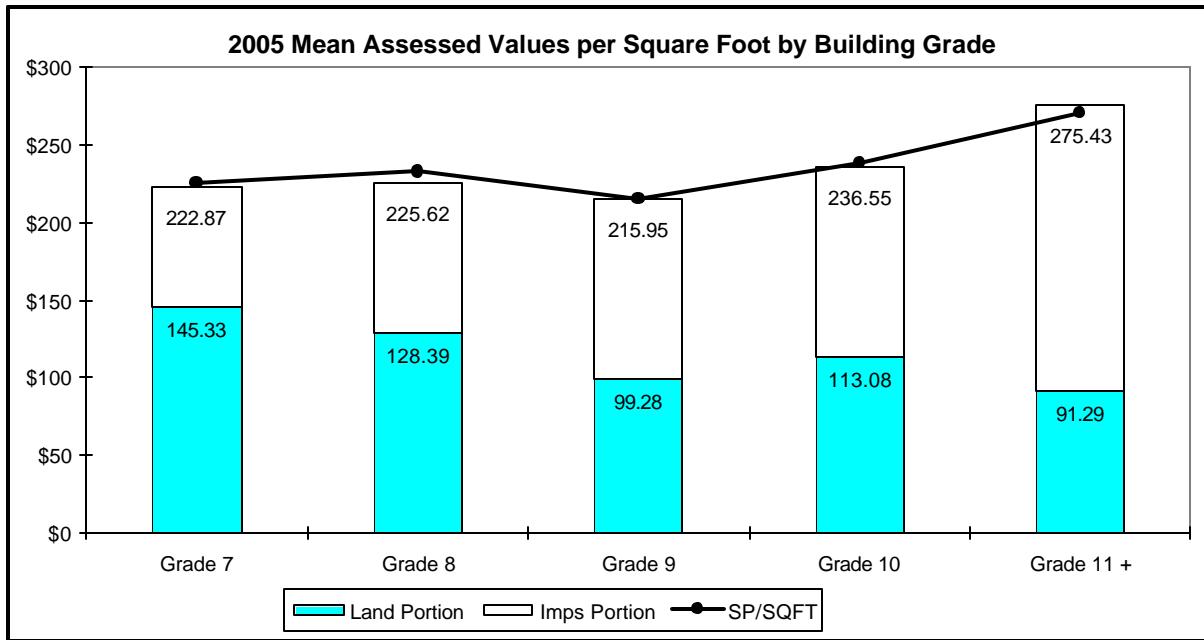
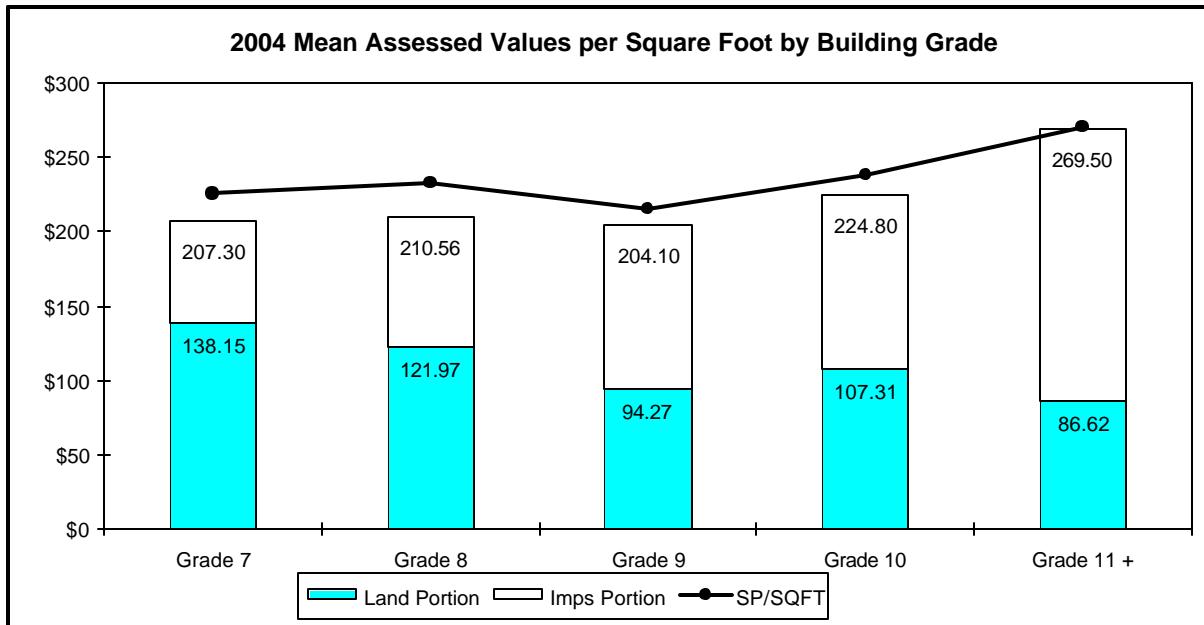
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

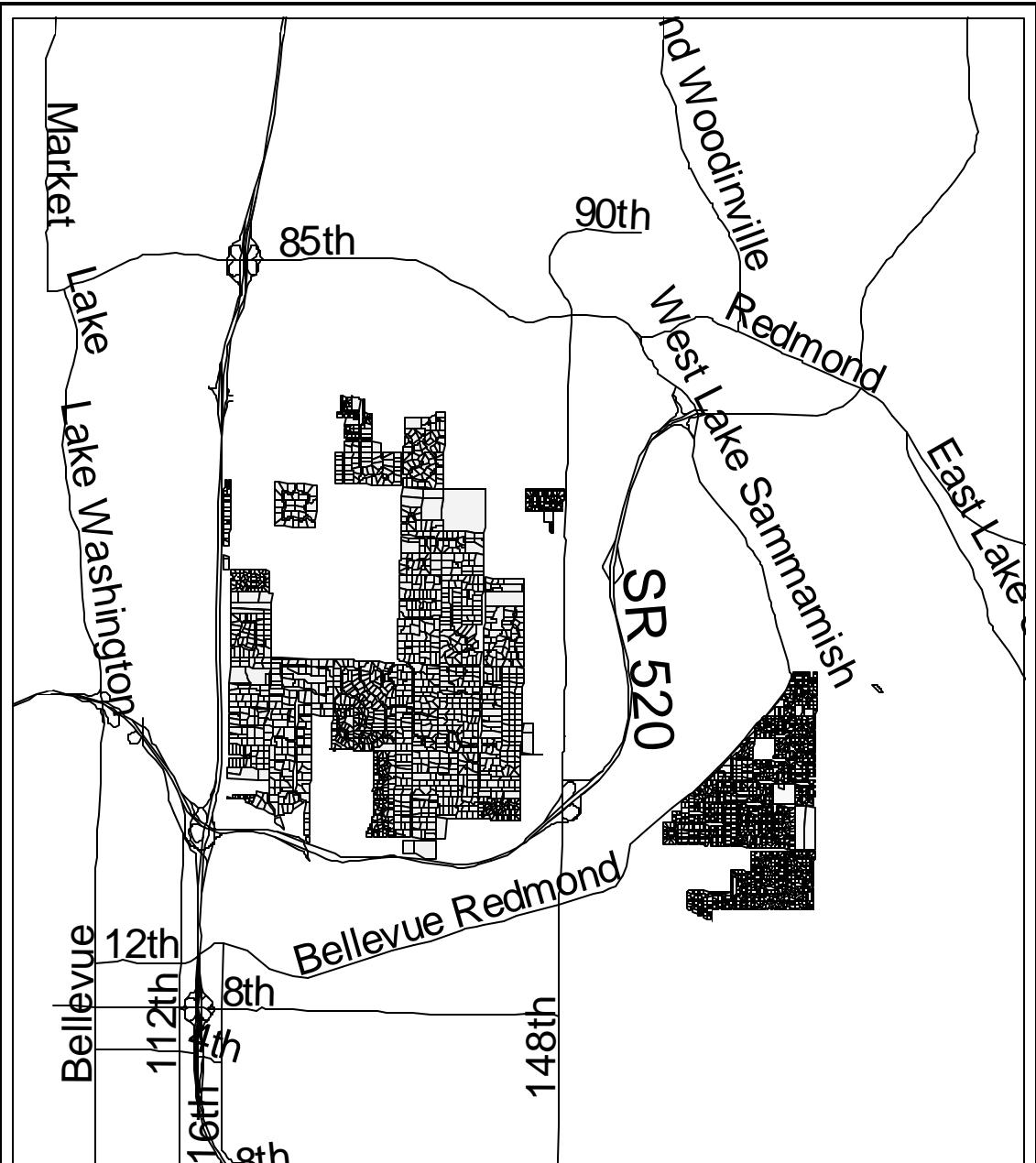


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



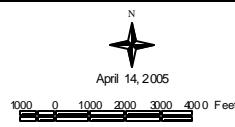
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 68

Bridle Trails and Sherwood Forest

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty regarding the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
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King County
Department of Assessments

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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **4** usable land sales in the area, their 2004 Assessment Year assessed values, supplemented by the value increase in sales of improved parcels, and in consultation with the Lead Appraiser for the area, a market adjustment was derived. This resulted in an overall **5.3%** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x **1.055**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **414** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in SubArea 3 with Grades greater than 10 and LotSizes greater than 30,000 square feet and less than 43,560 square feet and also homes located in SubArea 3 not affected by the other

adjustments had high average ratios (assessed value/sales price), the formula adjusts these properties upward less in comparison to the population. In addition, homes with LotSizes greater than or equal to 16,000 square feet and less than or equal to 30,000 square feet had higher average ratios and the formula adjusts these properties slightly downward thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9276522 + (.06028824 if SubArea= 3, Grade>10, LotSize>30,000 and <43,560) + (.08005444 if SubArea = 3, LotSize >=16,000 and <=30,000) + (.02048341 if SubArea = 3, less those parcel affected by the other adjustments).

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the Population is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.054)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the Population is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.054).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If “Exception”, there is no change from previous improvement value (only the land adjustment applies).
*If an improvement is coded “% net condition”, “obsolescence”, or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic Adjustment indicated by the sales sample.

Mobile Home Update

There were no mobile home sales for Area 68. Mobile home parcels will be valued using the Improvement % Change indicated by the Population. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.054, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 68 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.80%

SubArea = 3, Grade>10, LotSize>30,000SF and <43,560SF	Yes
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% Adjustment -6.58%

SubArea = 3, LotSize>=16,000SF and <=30,000SF	Yes
--	------------

% Adjustment -8.56%

Homes in SubArea = 3 not affected by the other adjustments	Yes
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% Adjustment -2.33%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in SubArea = 3, Grade>10, LotSize>30,000SF and <43,560SF would approximately receive a 1.22% upward adjustment (7.80% - 6.58%). 169 or 5% of the population would receive this adjustment.

Homes located in SubArea = 3, LotSize>=16,000SF and <=30,000SF would approximately receive a -.76% downward adjustment (7.80% - 8.56%). 134 or 4% of the population would receive this adjustment.

Homes located in SubArea = 3 not affected by the other adjustments would approximately receive a 5.47% upward adjustment (7.80% - 2.33%). 1234 or 37% of the population would receive this adjustment.

54% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 68 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7	122	0.921	0.989	7.5%	0.972	1.007
8	108	0.903	0.967	7.1%	0.948	0.986
9	100	0.950	1.004	5.7%	0.986	1.022
10	55	0.942	0.990	5.1%	0.963	1.018
11	20	0.982	1.004	2.2%	0.965	1.044
12	7	0.995	1.020	2.6%	0.961	1.080
13	2	1.098	1.111	1.2%	0.874	1.348
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1930-1950	3	0.909	0.959	5.4%	0.820	1.098
1951-1960	55	0.916	0.980	7.0%	0.951	1.009
1961-1970	130	0.922	0.986	6.9%	0.969	1.003
1971-1980	103	0.946	1.000	5.6%	0.979	1.020
1981-1990	55	0.938	0.974	3.8%	0.951	0.996
1991-2000	23	0.968	1.012	4.5%	0.960	1.063
>2000	45	0.971	1.023	5.4%	1.006	1.040
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	1.055	1.136	7.8%	N/A	N/A
Average	244	0.943	0.995	5.5%	0.983	1.007
Good	148	0.939	0.994	5.8%	0.978	1.010
Very Good	21	0.943	0.988	4.8%	0.945	1.031
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	230	0.925	0.986	6.6%	0.973	0.999
1.5	16	0.945	0.989	4.6%	0.950	1.027
2	168	0.954	1.001	4.8%	0.986	1.015

Area 68 Annual Update Ratio Confidence Intervals

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A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0801-1000	12	0.927	0.998	7.6%	0.950	1.046
1001-1500	118	0.916	0.985	7.5%	0.968	1.003
1501-2000	80	0.916	0.979	6.8%	0.955	1.002
2001-2500	48	0.933	0.991	6.2%	0.960	1.022
2501-3000	67	0.939	0.993	5.7%	0.971	1.015
3001-4000	58	0.951	0.999	5.0%	0.974	1.024
>4000	31	0.989	1.015	2.6%	0.985	1.044
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	407	0.942	0.994	5.6%	0.985	1.004
Y	7	0.943	0.981	4.0%	0.881	1.081
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	414	0.942	0.994	5.6%	0.985	1.004
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	161	0.957	0.997	4.1%	0.982	1.011
4	253	0.921	0.991	7.6%	0.979	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
03000-08000	157	0.934	1.006	7.6%	0.992	1.020
08001-12000	110	0.911	0.975	7.0%	0.955	0.995
12001-16000	28	0.936	0.989	5.8%	0.951	1.028
16001-30000	12	1.004	0.995	-0.8%	0.951	1.040
30001-43559	78	0.956	0.992	3.8%	0.970	1.014
1AC-3AC	29	0.960	1.012	5.4%	0.973	1.052

Area 68 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

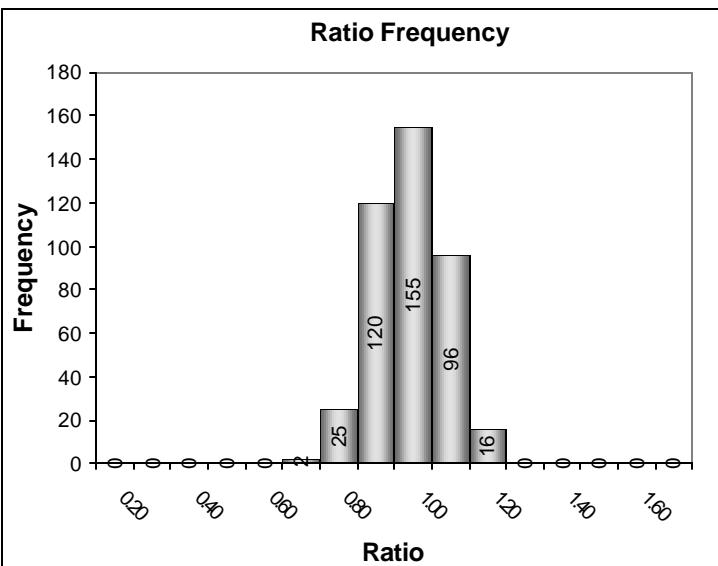
It is difficult to draw valid conclusions when the sales count is low.

SubArea = 3, and Grade>10, LotSize > 30,000, <43,560	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	394	0.936	0.993	6.2%	0.984	1.003
Y	20	0.988	1.000	1.2%	0.963	1.037
SubArea = 3, and LotSize>=16,000,<=30,000	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	402	0.939	0.994	5.8%	0.985	1.004
Y	12	1.004	0.995	-0.8%	0.951	1.040
All homes in SubArea = 3 not affected by the other adjustments	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	285	0.940	0.993	5.7%	0.982	1.004
Y	129	0.945	0.996	5.4%	0.978	1.013

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / Team - I	Lien Date: 01/01/2004	Date of Report: 4/27/2005	Sales Dates: 1/2003 - 12/2004
Area Bridle Trails/Sherwood Forest	Appr ID: WMAT	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	414		
Mean Assessed Value	486,500		
Mean Sales Price	516,500		
Standard Deviation AV	286,667		
Standard Deviation SP	287,006		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.939		
Median Ratio	0.938		
Weighted Mean Ratio	0.942		
UNIFORMITY			
Lowest ratio	0.663		
Highest ratio:	1.162		
Coefficient of Dispersion	8.05%		
Standard Deviation	0.092		
Coefficient of Variation	9.83%		
Price Related Differential (PRD)	0.997		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.931		
Upper limit	0.951		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	3361		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.092		
Recommended minimum:	14		
Actual sample size:	414		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	208		
# ratios above mean:	206		
z:	0.098		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



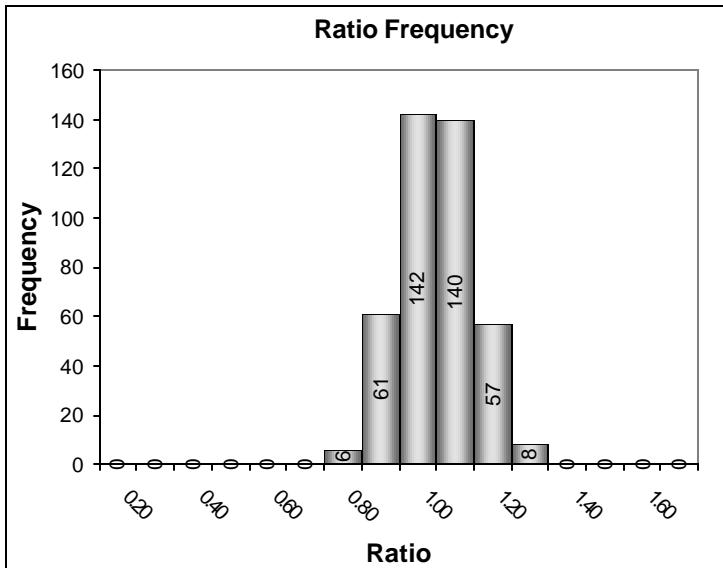
COMMENTS:

1 to 3 Unit Residences throughout area 68

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE / Team - I	Lien Date: 01/01/2005	Date of Report: 4/27/2005	Sales Dates: 1/2003 - 12/2004
Area Bridle Trails/Sherwood Forest	Appr ID: WMAT	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	414		
Mean Assessed Value	513.500		
Mean Sales Price	516.500		
Standard Deviation AV	291.858		
Standard Deviation SP	287.006		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.994		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.252		
Coefficient of Dispersion	7.86%		
Standard Deviation	0.096		
Coefficient of Variation	9.65%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.010		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3361		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	414		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	206		
# ratios above mean:	208		
Z:	0.098		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 68

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	419160	0060	10/27/03	\$382,000	1270	1450	7	1967	4	10346	N	N	12815 NE 68TH ST
003	152505	9148	10/27/04	\$433,000	1920	0	7	1938	4	40075	N	N	4710 140TH AV NE
003	222505	9162	10/20/04	\$645,000	2030	1560	7	1960	3	54450	N	N	2829 140TH AV NE
003	212505	9128	11/10/04	\$575,000	2190	600	7	1979	4	54014	N	N	3408 116TH AV NE
003	222505	9146	5/21/03	\$439,950	2320	0	7	1958	4	36154	N	N	3444 140TH AV NE
003	613750	0300	1/13/03	\$515,000	1290	790	8	1934	5	40885	N	N	4048 140TH AV NE
003	124270	0026	10/6/03	\$455,000	1490	500	8	1978	4	35738	N	N	2719 120TH AV NE
003	634500	0080	6/17/03	\$555,000	1580	1130	8	1968	3	39900	N	N	13434 NE 45TH ST
003	866940	0290	11/24/04	\$615,000	1610	1100	8	1961	3	49658	N	N	4725 137TH AV NE
003	779600	0175	5/27/04	\$600,000	1770	0	8	1958	4	35524	N	N	6006 126TH AV NE
003	172700	0610	12/9/03	\$446,000	1840	1480	8	1970	4	15406	N	N	13028 NE 32ND PL
003	311710	0180	1/28/03	\$360,000	1900	0	8	1976	4	12500	N	N	2403 131ST PL NE
003	678930	0065	3/4/03	\$674,000	1910	1700	8	1958	4	53085	N	N	12230 NE 32ND ST
003	152505	9020	8/22/03	\$490,000	1910	1000	8	1967	4	48351	N	N	4248 132ND AV NE
003	108890	0125	7/24/03	\$579,900	1930	0	8	1955	4	51400	N	N	18 BRIDLEWOOD CIR
003	379100	0010	7/20/04	\$660,000	1940	0	8	1962	3	33232	N	N	3002 134TH AV NE
003	108890	0010	2/7/03	\$560,000	1940	0	8	1956	3	58806	N	N	34 BRIDLEWOOD CIR
003	222505	9165	11/18/04	\$675,000	2010	0	8	1991	3	43560	N	N	3211 140TH AV NE
003	108890	0045	9/8/04	\$585,000	2070	0	8	1959	4	46173	N	N	5 BRIDLEWOOD CIR
003	379100	0090	8/18/03	\$496,000	2070	0	8	1964	4	45738	N	N	3009 137TH AV NE
003	108810	0110	6/2/04	\$755,000	2380	0	8	1973	4	35005	N	N	6007 136TH AV NE
003	108810	0050	12/29/04	\$740,000	2540	470	8	1995	3	35010	N	N	13353 NE 61ST ST
003	634500	0170	4/16/04	\$731,000	2850	0	8	1967	4	38920	N	N	13422 NE 47TH ST
003	172700	0710	2/18/04	\$485,000	1620	780	9	1968	5	14742	N	N	3316 129TH AV NE
003	172700	0660	10/20/03	\$507,125	1650	510	9	1974	4	15360	N	N	12910 NE 32ND PL
003	108810	0430	7/17/03	\$598,000	1700	850	9	1974	4	35506	N	N	6602 134TH AV NE
003	866940	0210	4/27/04	\$770,000	1730	1690	9	1966	5	59677	N	N	4277 137TH AV NE
003	222505	9148	8/25/03	\$763,000	1860	950	9	1960	4	41075	N	N	2827 134TH AV NE
003	108810	0030	11/19/04	\$650,000	1920	860	9	1968	4	35130	N	N	13315 NE 61ST ST
003	068760	0070	2/11/04	\$625,000	2010	1110	9	1974	4	35310	N	N	11815 NE 30TH PL

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212505	9137	4/21/04	\$745,000	2070	0	9	1970	4	62290	N	N	3003 122ND PL NE
003	541570	0010	6/20/03	\$512,000	2110	760	9	1973	3	39930	N	N	13440 NE 29TH PL
003	108810	0420	11/18/03	\$617,500	2150	400	9	1968	4	35857	N	N	6636 134TH AV NE
003	930440	0070	5/8/03	\$465,000	2220	0	9	1977	3	29025	N	N	13715 NE 26TH PL
003	172660	0250	10/22/03	\$475,000	2240	0	9	1975	4	12000	N	N	13018 NE 31ST PL
003	773241	0270	12/8/03	\$515,000	2380	0	9	1987	3	8896	N	N	14508 NE 58TH ST
003	946470	0020	3/4/03	\$490,100	2420	0	9	1979	4	32046	N	N	3912 142ND PL NE
003	222505	9234	6/23/03	\$470,000	2470	0	9	1976	4	43560	Y	N	13436 NE 25TH PL
003	773241	0220	11/14/03	\$525,000	2500	0	9	1987	3	8866	N	N	14586 NE 58TH ST
003	172660	0330	2/28/03	\$452,450	2500	0	9	1975	4	11000	N	N	2912 131ST PL NE
003	779610	0010	11/25/03	\$707,500	2560	0	9	1966	4	37318	N	N	6031 126TH AV NE
003	311710	0130	8/2/04	\$585,000	2580	1110	9	1975	4	12825	N	N	2501 131ST PL NE
003	866940	0170	11/12/03	\$820,000	2600	0	9	2002	3	35360	N	N	4201 137TH AV NE
003	172700	0050	2/28/03	\$659,000	2600	0	9	1969	5	35190	N	N	13118 NE 36TH ST
003	172660	0020	10/22/04	\$650,000	2610	0	9	1975	4	12000	N	N	2815 130TH PL NE
003	172660	0170	5/26/04	\$520,000	2610	0	9	1975	4	12100	N	N	13123 NE 31ST PL
003	172660	0460	5/5/04	\$609,900	2640	0	9	1976	4	15000	N	N	13001 NE 28TH PL
003	172660	0460	1/12/04	\$459,000	2640	0	9	1976	4	15000	N	N	13001 NE 28TH PL
003	172700	0850	5/3/04	\$615,000	2710	0	9	1969	4	15489	N	N	12821 NE 36TH ST
003	678970	0080	8/6/04	\$752,250	2710	0	9	1976	4	44431	N	N	12284 NE 37TH ST
003	108900	0200	9/16/03	\$549,950	2720	0	9	1975	4	10800	N	N	2805 131ST PL NE
003	779600	0090	3/27/03	\$829,000	2730	0	9	1995	3	35030	N	N	12821 NE 61ST ST
003	384850	0776	8/20/04	\$779,000	2770	0	9	1987	3	37211	N	N	6816 135TH CT NE
003	773241	0380	10/10/03	\$532,500	2770	0	9	1987	3	8642	N	N	14583 NE 58TH ST
003	172660	0050	12/5/03	\$630,000	2780	0	9	1975	5	12600	N	N	2921 130TH PL NE
003	124270	0061	12/15/04	\$662,000	2790	1320	9	1995	3	25056	Y	N	12338 NE 24TH ST
003	172700	1180	1/21/03	\$590,000	2800	0	9	1974	4	33944	N	N	13115 NE 33RD ST
003	172700	1200	5/27/04	\$625,000	2850	0	9	1974	4	33200	N	N	13120 NE 33RD ST
003	152505	9158	1/9/03	\$617,000	2880	0	9	1967	4	50529	N	N	4268 132ND AV NE
003	152505	9223	5/26/04	\$770,000	2890	0	9	1977	4	34848	N	N	5265 140TH AV NE
003	930440	0090	10/6/03	\$529,000	2890	0	9	1977	3	29025	N	N	13613 NE 26TH PL

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	108900	0220	4/23/03	\$495,000	2980	0	9	1975	4	10500	N	N	13008 NE 28TH ST
003	172660	0140	12/23/03	\$532,000	3000	0	9	1976	4	16500	N	N	3110 130TH PL NE
003	152505	9232	11/2/04	\$689,000	3130	1330	9	1978	4	37026	N	N	4202 140TH AV NE
003	144550	0090	6/16/03	\$825,000	3140	2010	9	2002	3	36400	N	N	13819 NE 37TH PL
003	212505	9112	1/5/04	\$710,000	3150	0	9	1969	4	50094	N	N	3115 122ND PL NE
003	172700	0070	6/21/04	\$768,000	3170	0	9	1969	4	47916	N	N	3610 130TH AV NE
003	124270	0001	7/19/04	\$749,950	3250	0	9	2003	3	15647	N	N	2646 116TH AV NE
003	124270	0003	11/16/04	\$749,950	3260	0	9	2003	3	10505	N	N	2640 116TH AV NE
003	108810	0340	1/29/04	\$630,000	3300	0	9	1967	4	34593	N	N	6341 133RD AV NE
003	172660	0090	6/9/04	\$705,100	3400	0	9	1976	4	12600	N	N	3023 130TH PL NE
003	172660	0370	10/28/03	\$530,000	3410	0	9	1977	4	11700	N	N	2809 131ST PL NE
003	152505	9155	8/10/04	\$789,950	3510	0	9	1941	5	39639	N	N	4617 140TH AV NE
003	172660	0150	6/19/03	\$566,000	3510	0	9	1976	4	12000	N	N	3106 130TH PL NE
003	124270	0005	6/3/03	\$759,000	3530	0	9	2003	3	13651	N	N	2614 116TH AV NE
003	803580	0090	11/3/04	\$1,010,000	3590	0	9	1983	3	44249	N	N	3906 116TH AV NE
003	124270	0008	10/28/03	\$734,950	3640	0	9	2003	3	13018	N	N	2620 116TH AV NE
003	124270	0011	4/22/03	\$729,950	3640	0	9	2003	3	13303	N	N	2628 116TH AV NE
003	124270	0062	3/15/04	\$648,800	3730	0	9	1995	3	25570	Y	N	12340 NE 24TH ST
003	124270	0004	7/30/03	\$754,950	4170	0	9	2003	3	13911	N	N	2612 116TH AV NE
003	124270	0010	3/28/03	\$744,950	4170	0	9	2003	3	11949	N	N	2624 116TH AV NE
003	124270	0013	2/22/03	\$739,950	4170	0	9	2003	3	11502	N	N	2632 116TH AV NE
003	124270	0007	5/7/03	\$758,000	4190	0	9	2003	3	17468	N	N	2616 116TH AV NE
003	222505	9240	8/13/03	\$730,000	1800	1350	10	1975	4	35283	N	N	13701 NE 30TH ST
003	172700	0300	10/22/04	\$685,000	1970	960	10	1972	3	40500	N	N	12805 NE 36TH ST
003	613750	0220	11/16/03	\$683,000	2210	1090	10	1981	5	36120	N	N	14266 NE 42ND PL
003	613750	0160	5/19/03	\$837,500	2260	1210	10	1983	3	37037	N	N	4435 143RD PL NE
003	613750	0020	5/10/04	\$700,000	2280	570	10	1981	3	37516	N	N	14216 NE 40TH PL
003	750100	0240	12/26/03	\$685,000	2320	1550	10	1990	3	13079	N	N	4925 119TH PL NE
003	280630	0130	6/15/04	\$637,500	2390	0	10	1981	4	34980	N	N	13718 NE 36TH PL
003	946470	0490	8/28/03	\$720,000	2640	1040	10	1980	4	31317	N	N	3107 142ND PL NE
003	946470	0100	4/21/04	\$625,000	2670	0	10	1979	4	35316	N	N	3708 142ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	108870	0090	5/13/04	\$575,000	2710	0	10	1988	3	9280	N	N	14201 NE 27TH ST
003	172700	0370	2/20/03	\$610,000	2730	900	10	1970	4	37000	N	N	12705 NE 39TH ST
003	280630	0030	1/7/04	\$810,000	2840	1210	10	1975	5	35145	N	N	13819 NE 36TH ST
003	212505	9170	5/11/04	\$720,000	2850	640	10	1989	3	31806	N	N	3005 120TH AV NE
003	108570	0040	1/28/04	\$880,000	2870	1730	10	1982	3	41976	N	N	11801 NE 36TH PL
003	108870	0300	9/20/04	\$600,000	2870	0	10	1988	3	11912	N	N	2794 142ND PL NE
003	770195	0120	10/1/03	\$749,000	2870	950	10	1980	4	39040	N	N	13901 NE 34TH PL
003	678970	0005	11/3/04	\$895,000	2880	370	10	1965	4	45738	N	N	12410 NE 39TH ST
003	634500	0160	11/19/03	\$950,000	2950	1400	10	1972	4	36500	N	N	13434 NE 47TH ST
003	172700	0140	3/24/03	\$866,704	2950	0	10	1969	4	47916	N	N	3816 130TH AV NE
003	773265	0010	8/27/03	\$732,500	2970	0	10	1998	3	10527	N	N	14491 NE 57TH ST
003	108870	0060	5/4/04	\$568,300	2980	0	10	1987	3	16675	N	N	14159 NE 27TH ST
003	750100	0310	3/26/03	\$542,230	2990	0	10	1990	3	11150	N	N	4826 118TH AV NE
003	750100	0320	3/13/03	\$540,000	2990	0	10	1990	3	10832	N	N	4822 118TH AV NE
003	176260	0060	7/28/04	\$874,000	3080	0	10	1988	3	39305	N	N	4100 118TH AV NE
003	172700	0490	10/23/03	\$750,000	3108	1132	10	1971	4	52272	N	N	3425 131ST AV NE
003	750100	0430	12/14/04	\$662,000	3110	0	10	1990	3	15665	N	N	4810 117TH PL NE
003	212505	9162	7/26/04	\$788,000	3200	0	10	1977	3	44011	N	N	3535 122ND AV NE
003	946470	0030	2/23/04	\$625,000	3320	0	10	1979	4	32046	N	N	3908 142ND PL NE
003	176260	0180	5/15/03	\$590,000	3350	0	10	1985	3	42213	N	N	4153 117TH AV NE
003	222505	9360	8/5/03	\$780,000	3360	0	10	2003	3	10820	N	N	2604 140TH AV NE
003	779600	0020	9/9/04	\$832,000	3400	0	10	1988	3	34958	N	N	6125 132ND AV NE
003	212505	9191	1/7/03	\$749,000	3410	0	10	1997	3	50094	N	N	3630 116TH AV NE
003	279490	0070	7/7/03	\$775,000	3420	0	10	1972	4	32375	N	N	13415 NE 33RD LN
003	176260	0280	9/28/04	\$874,000	3430	0	10	1984	3	28718	N	N	4113 118TH AV NE
003	108870	0360	11/5/03	\$655,000	3500	0	10	1987	3	14367	N	N	2749 142ND PL NE
003	280630	0100	3/17/04	\$820,000	3540	390	10	1975	4	34980	N	N	13614 NE 36TH PL
003	770195	0040	5/13/03	\$699,000	3650	0	10	1980	3	38320	N	N	13800 NE 34TH PL
003	222505	9291	4/13/04	\$664,000	3680	0	10	1978	4	37026	Y	N	13431 NE 27TH ST
003	108870	0290	6/4/03	\$610,000	3690	0	10	1988	3	14359	N	N	2786 142ND PL NE
003	222505	9143	10/3/03	\$949,950	3700	0	10	1991	3	41382	N	N	13445 NE 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	946470	0500	6/22/04	\$950,000	3740	120	10	1981	4	35098	N	N	3205 142ND PL NE
003	279490	0030	10/14/04	\$683,000	3760	0	10	1972	3	27225	N	N	13415 NE 32ND LN
003	172785	0220	12/23/03	\$745,000	3790	450	10	1984	3	14710	N	N	3570 126TH AV NE
003	152505	9209	2/22/04	\$725,000	3990	0	10	1974	4	35090	N	N	13824 NE 44TH PL
003	152505	9253	6/19/03	\$799,900	4060	0	10	1991	3	35006	N	N	4674 140TH AV NE
003	666910	0020	12/6/04	\$1,130,000	4560	1500	10	1978	4	34000	N	N	12950 NE 39TH ST
003	613750	0090	6/30/04	\$1,100,000	4820	0	10	1981	4	37648	N	N	4430 143RD PL NE
003	280630	0070	5/6/03	\$650,000	4850	0	10	1977	3	38512	N	N	13603 NE 36TH PL
003	176260	0300	5/5/04	\$860,000	4930	0	10	1984	3	28002	N	N	4133 118TH AV NE
003	108570	0030	4/22/04	\$765,000	3140	0	11	1993	3	39360	N	N	11755 NE 36TH PL
003	172785	0320	2/23/04	\$805,000	3490	0	11	1984	4	14130	N	N	3390 126TH AV NE
003	154250	0160	4/16/04	\$796,000	3530	0	11	1980	3	34638	N	N	13200 NE 51ST PL
003	154250	0150	6/28/04	\$899,000	3650	0	11	1977	5	35114	N	N	13306 NE 51ST PL
003	172785	0080	7/27/04	\$810,000	3720	970	11	1986	3	16466	N	N	3285 126TH AV NE
003	678930	0055	11/1/04	\$1,320,000	3810	1080	11	1989	3	40000	N	N	12211 NE 32ND ST
003	172785	0310	11/10/03	\$775,000	4100	0	11	1984	3	18247	N	N	3580 126TH AV NE
003	152505	9260	2/26/04	\$1,325,000	4120	0	11	2003	3	35903	N	N	4016 134TH AV NE
003	212505	9118	2/25/04	\$1,050,000	4140	0	11	1990	3	46609	N	N	3005 122ND PL NE
003	131047	0010	8/25/04	\$1,070,000	4150	0	11	1989	3	37531	N	N	13978 NE 31ST PL
003	133170	0040	2/4/04	\$865,000	4190	0	11	1987	3	35262	N	N	13553 NE 54TH PL
003	279490	0110	8/4/04	\$975,000	4240	0	11	1978	4	33471	N	N	13406 NE 32ND PL
003	222505	9333	12/5/03	\$927,500	4290	0	11	1987	3	41075	N	N	2835 134TH AV NE
003	212505	9065	10/30/03	\$1,260,000	4420	0	11	2000	3	43560	N	N	2812 120TH AV NE
003	634500	0090	2/25/03	\$1,190,000	4450	0	11	1990	4	40000	N	N	13424 NE 45TH ST
003	222505	9319	3/2/04	\$1,006,337	4720	0	11	1982	5	35194	N	N	3441 134TH AV NE
003	212505	9187	3/19/03	\$1,060,000	4740	0	11	1990	3	53044	N	N	3490 116TH AV NE
003	613750	0100	10/14/04	\$1,225,000	4930	0	11	1982	5	42476	N	N	4440 143RD AV NE
003	108570	0050	7/14/03	\$1,000,000	5460	0	11	1983	4	40832	N	N	11901 NE 36TH PL
003	152505	9262	4/28/03	\$1,545,000	6390	0	11	2001	3	43800	N	N	5329 140TH AV NE
003	124270	0047	8/15/03	\$1,500,000	3840	2240	12	2002	3	44431	N	N	12026 NE 26TH PL
003	222505	9137	2/5/03	\$1,190,800	4320	0	12	1993	3	36856	N	N	13658 NE 37TH PL

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172700	0360	7/30/03	\$1,575,000	4360	0	12	2002	3	34920	N	N	12701 NE 39TH ST
003	634500	0190	2/23/04	\$1,800,000	5390	0	12	2003	3	38920	N	N	13266 NE 47TH ST
003	222505	9211	2/26/03	\$1,722,500	5410	0	12	2002	3	42688	N	N	14075 NE 30TH PL
003	222505	9349	2/24/03	\$1,580,000	5440	0	12	1989	4	41895	N	N	2613 134TH AV NE
003	212505	9081	3/3/04	\$2,250,000	5830	0	12	2003	3	60112	N	N	2823 122ND PL NE
003	779600	0160	11/29/04	\$2,000,000	5320	0	13	2000	3	38770	N	N	6111 128TH AV NE
003	222505	9345	9/4/03	\$1,563,000	5910	0	13	1989	3	35018	N	N	2767 140TH AV NE
004	404070	0010	9/18/03	\$230,000	910	0	7	1961	3	7700	N	N	1404 169TH PL NE
004	329850	0150	10/16/04	\$329,950	960	940	7	1960	4	5148	N	N	1656 168TH PL NE
004	329850	0650	9/13/04	\$267,000	960	0	7	1960	3	5580	N	N	16922 NE 16TH PL
004	329850	0160	4/9/04	\$260,000	960	820	7	1960	3	4752	N	N	1650 168TH PL NE
004	329840	0630	5/10/04	\$275,000	990	0	7	1960	4	7350	N	N	16431 NE 16TH PL
004	329850	0280	9/10/04	\$263,750	990	0	7	1960	5	9347	N	N	16902 NE 17TH PL
004	329850	0090	10/27/04	\$239,950	990	0	7	1960	3	7280	N	N	1625 168TH PL NE
004	329840	0250	2/14/03	\$244,950	990	0	7	1960	5	5280	N	N	1641 167TH AV NE
004	404070	0220	8/18/04	\$275,000	990	950	7	1961	3	8540	N	N	1478 168TH PL NE
004	404070	0230	9/27/03	\$270,000	990	950	7	1961	4	9450	N	N	1486 168TH PL NE
004	404070	0230	9/27/03	\$270,000	990	950	7	1961	4	9450	N	N	1486 168TH PL NE
004	329850	0750	3/22/04	\$267,950	990	730	7	1960	4	7140	N	N	16929 NE 17TH PL
004	183030	0180	6/4/04	\$277,000	1010	0	7	1967	3	7350	N	N	3003 169TH AV NE
004	025980	0950	7/30/03	\$252,300	1010	0	7	1964	4	8034	N	N	2230 NE 167TH PL
004	025980	0030	11/21/03	\$349,999	1050	830	7	1965	4	10260	N	N	16712 NE 23RD PL
004	404070	0250	9/23/03	\$272,000	1050	340	7	1961	4	9520	N	N	1477 168TH PL NE
004	068610	0340	3/25/04	\$310,000	1060	1010	7	1963	3	6270	N	N	16924 NE 22ND PL
004	329840	0110	11/9/04	\$286,700	1070	0	7	1960	4	7140	N	N	16458 NE 17TH PL
004	068610	0400	7/3/03	\$328,950	1070	1010	7	1963	4	7504	N	N	2127 170TH AV NE
004	404070	0320	4/5/04	\$255,337	1080	0	7	1961	4	7700	N	N	16859 NE 14TH PL
004	329850	0580	4/5/04	\$310,000	1100	0	7	1960	5	8840	N	N	1642 169TH AV NE
004	329850	0440	8/24/04	\$279,000	1100	0	7	1960	3	7280	N	N	1631 172ND AV NE
004	329840	0010	10/22/04	\$268,500	1100	0	7	1960	4	8715	N	N	1605 NE 164TH PL
004	329850	0010	5/12/04	\$260,500	1100	0	7	1960	4	7280	N	N	1656 168TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	329850	0370	12/16/03	\$258,800	1100	0	7	1960	4	6825	N	N	1644 171ST AV NE
004	329850	0800	12/10/03	\$242,000	1100	0	7	1960	3	7350	N	N	1495 168TH PL NE
004	329840	0500	12/2/03	\$247,000	1100	0	7	1960	3	7350	N	N	1607 NE 166TH PL
004	329840	0440	6/10/03	\$253,500	1100	0	7	1960	3	7875	N	N	16437 NE 17TH PL
004	329850	0290	4/24/03	\$244,950	1100	0	7	1960	4	7210	N	N	16908 NE 17TH PL
004	329850	0050	6/3/03	\$237,000	1100	0	7	1960	4	7280	N	N	1632 168TH AV NE
004	329840	0370	1/9/03	\$229,820	1100	0	7	1960	4	7350	N	N	1633 168TH AV NE
004	329850	0310	5/18/04	\$220,000	1100	0	7	1960	2	7210	N	N	16920 NE 17TH PL
004	025980	0180	8/20/04	\$288,000	1140	0	7	1965	3	8240	N	N	2118 168TH AV NE
004	025980	0110	7/30/03	\$225,000	1140	0	7	1965	3	6000	N	N	2244 168TH AV NE
004	329850	0810	3/19/03	\$217,000	1140	0	7	1960	3	9450	N	N	16821 NE 16TH PL
004	025980	0870	11/24/04	\$403,000	1150	350	7	1965	3	7107	N	N	2121 168TH AV NE
004	404070	0270	7/1/04	\$276,000	1160	0	7	1961	3	9600	N	N	1463 168TH PL NE
004	329840	0230	12/29/04	\$286,500	1170	0	7	1960	4	7350	N	N	1633 167TH AV NE
004	329850	0550	5/23/03	\$285,800	1170	0	7	1960	4	7416	N	N	1620 172ND AV NE
004	329850	0430	7/24/03	\$232,000	1170	0	7	1960	3	7280	N	N	1625 172ND AV NE
004	025980	0690	5/13/03	\$272,000	1180	460	7	1965	4	9796	N	N	16704 NE 21ST ST
004	404070	0140	3/4/04	\$289,000	1200	0	7	1961	3	9520	N	N	1445 169TH PL NE
004	404070	0170	11/8/04	\$287,000	1200	0	7	1961	3	8140	N	N	16856 NE 14TH PL
004	691860	0030	5/25/04	\$327,000	1200	720	7	1965	3	7800	N	N	16213 NE 18TH ST
004	691870	0230	3/3/03	\$300,000	1200	720	7	1965	3	5880	N	N	16215 NE 19TH PL
004	025960	0140	3/19/03	\$285,000	1200	1190	7	1964	3	9605	N	N	2708 164TH AV NE
004	691870	0050	1/7/03	\$284,700	1200	720	7	1965	3	8500	N	N	1913 162ND AV NE
004	025960	0440	8/9/04	\$290,000	1220	0	7	1963	4	8568	N	N	2410 167TH PL NE
004	329840	0170	10/15/04	\$269,950	1220	0	7	1960	3	7350	N	N	1610 166TH AV NE
004	025960	0380	8/20/03	\$261,500	1220	0	7	1963	3	8125	N	N	2413 166TH AV NE
004	363090	0030	4/26/04	\$259,000	1220	0	7	1968	3	6000	N	N	1550 172ND AV NE
004	363090	0020	5/15/03	\$259,950	1220	0	7	1968	4	7200	N	N	1555 172ND AV NE
004	232505	9112	4/6/04	\$359,950	1240	710	7	1974	3	11761	N	N	16242 NE 30TH ST
004	329840	0300	5/11/04	\$240,000	1240	0	7	1960	3	7350	N	N	1618 167TH AV NE
004	329840	0720	5/24/04	\$210,000	1240	0	7	1960	3	7350	N	N	16627 NE 16TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	025980	0270	4/22/04	\$301,000	1250	0	7	1965	3	8640	N	N	16737 NE 20TH ST
004	025960	1010	8/19/04	\$290,000	1250	0	7	1964	3	7200	N	N	2720 165TH AV NE
004	025980	1150	6/19/04	\$284,000	1250	0	7	1966	3	7210	N	N	2104 NE 166TH PL
004	025980	0440	9/23/03	\$269,950	1250	0	7	1966	4	7590	N	N	2127 166TH PL NE
004	025980	0610	10/19/04	\$350,000	1290	990	7	1966	3	14000	N	N	16710 NE 22ND ST
004	329850	0120	7/18/03	\$240,000	1300	0	7	1960	3	7696	N	N	1643 168TH PL NE
004	329840	0520	4/11/03	\$245,000	1300	0	7	1960	4	8140	N	N	16508 NE 16TH PL
004	691870	0090	2/3/04	\$309,900	1310	0	7	1966	3	6200	N	N	16206 NE 19TH PL
004	025980	1080	4/23/03	\$265,500	1310	0	7	1965	4	7107	N	N	2109 167TH AV NE
004	025980	0700	9/26/03	\$302,500	1310	0	7	2003	3	7725	N	N	16712 NE 21ST ST
004	775180	0090	11/21/03	\$269,950	1320	0	7	1955	4	10050	N	N	16015 NE 27TH ST
004	025980	0120	4/22/03	\$341,000	1330	700	7	1965	5	7519	N	N	2238 168TH AV NE
004	025960	0250	6/25/03	\$320,000	1330	800	7	1964	4	7210	N	N	2529 165TH AV NE
004	025980	1170	10/21/03	\$305,000	1330	640	7	1966	4	7210	N	N	2116 NE 166TH PL
004	025980	0940	2/27/03	\$303,000	1330	800	7	1965	3	7210	N	N	16747 NE 23RD PL
004	025980	0810	1/8/04	\$370,000	1330	800	7	2003	3	8240	N	N	2007 NE 168TH ST
004	068610	0180	8/12/03	\$257,000	1350	0	7	1963	4	7700	N	N	2110 169TH AV NE
004	775180	0110	11/16/04	\$370,000	1380	320	7	1955	4	10050	N	N	16047 NE 27TH ST
004	068610	0250	4/15/04	\$335,000	1390	880	7	1963	3	7665	N	N	2228 169TH AV NE
004	068610	0490	7/15/03	\$339,000	1400	990	7	1963	5	8320	N	N	2248 171ST AV NE
004	404070	0120	2/20/04	\$315,000	1410	990	7	1961	3	5390	N	N	1455 169TH PL NE
004	025960	0500	6/19/03	\$311,000	1420	0	7	1963	4	4950	N	N	2511 167TH PL NE
004	775200	0160	10/20/04	\$308,000	1420	0	7	1957	3	9856	N	N	2612 162ND AV NE
004	025960	0280	9/17/03	\$285,000	1420	0	7	1963	3	8320	N	N	2507 165TH AV NE
004	025960	0010	4/19/04	\$272,950	1420	0	7	1964	3	9040	N	N	2404 164TH AV NE
004	737630	0025	10/15/04	\$349,500	1430	0	7	1959	3	10408	N	N	16237 NE 30TH ST
004	025980	0330	8/21/03	\$264,500	1430	0	7	1966	4	7150	N	N	16611 NE 20TH ST
004	068610	0190	5/11/04	\$320,000	1450	0	7	1963	4	7700	N	N	2118 169TH AV NE
004	068610	0880	1/12/04	\$279,000	1450	0	7	1963	4	7760	N	N	16852 NE 19TH PL
004	068610	0890	11/17/03	\$284,689	1450	0	7	1963	5	7936	N	N	1911 169TH AV NE
004	025960	0410	5/3/04	\$284,500	1460	0	7	1963	3	7210	N	N	16611 NE 25TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	025960	1190	3/20/03	\$294,000	1460	0	7	1964	4	8580	N	N	16548 NE 27TH PL
004	068620	1160	5/15/03	\$319,000	1470	0	7	1965	4	6256	N	N	16808 NE 19TH PL
004	068610	0510	3/14/03	\$269,950	1470	0	7	1963	3	7980	N	N	2232 171ST AV NE
004	775220	0035	6/3/03	\$268,500	1480	0	7	1959	3	9525	N	N	2420 161ST AV NE
004	775240	0025	9/15/04	\$325,000	1500	0	7	1957	3	9600	N	N	2411 162ND AV NE
004	068610	0440	3/24/03	\$271,000	1500	0	7	1963	5	7700	N	N	2101 170TH AV NE
004	775180	0135	1/15/03	\$240,000	1510	0	7	1956	3	10050	N	N	16038 NE 26TH ST
004	775160	0055	7/2/04	\$325,000	1530	0	7	1956	3	11360	N	N	2410 159TH AV NE
004	025960	0950	7/25/03	\$305,000	1530	0	7	1964	3	7200	N	N	16525 NE 28TH ST
004	025970	0240	6/20/03	\$263,000	1540	0	7	1965	3	7020	N	N	16745 NE 29TH ST
004	025980	0470	8/26/04	\$319,000	1560	0	7	1966	3	8004	N	N	2217 166TH PL NE
004	068620	0020	4/23/03	\$290,000	1560	0	7	1965	4	7950	N	N	2211 172ND AV NE
004	068610	0170	7/17/03	\$262,000	1570	0	7	1963	4	7700	N	N	2104 169TH AV NE
004	775160	0035	6/16/04	\$350,000	1590	0	7	1955	3	11360	N	N	2421 160TH AV NE
004	775180	0005	10/12/04	\$348,000	1610	0	7	1956	3	10057	N	N	2720 160TH AV NE
004	775200	0025	8/25/03	\$317,500	1610	0	7	1956	4	10050	N	N	16237 NE 28TH ST
004	025960	0670	12/8/03	\$332,000	1620	0	7	1963	3	6600	N	N	2529 166TH AV NE
004	025970	0180	9/22/04	\$325,000	1650	0	7	1966	3	8250	N	N	16615 NE 30TH ST
004	775180	0015	7/21/04	\$326,000	1650	0	7	1957	3	10050	N	N	16023 NE 28TH ST
004	775200	0120	10/16/03	\$279,990	1690	0	7	1957	3	9968	N	N	2615 164TH AV NE
004	618960	0060	6/19/03	\$258,000	1690	0	7	1968	3	7600	N	N	1540 168TH AV NE
004	775160	0070	12/8/03	\$268,000	1720	0	7	1955	3	11360	N	N	2436 159TH AV NE
004	618960	0040	5/15/03	\$261,000	1810	0	7	1968	4	7950	N	N	1524 168TH AV NE
004	691860	0060	6/25/04	\$347,000	1860	0	7	1965	4	7350	N	N	16263 NE 18TH ST
004	691860	0010	2/20/04	\$265,000	1880	0	7	1965	3	8944	N	N	1732 162ND AV NE
004	691870	0060	6/25/03	\$294,175	1900	0	7	1965	3	4940	N	N	1921 162ND AV NE
004	068610	0820	3/9/03	\$309,500	1910	0	7	1963	5	6050	N	N	16814 NE 19TH PL
004	775160	0120	10/13/04	\$365,000	1940	0	7	1955	3	12638	N	N	2403 161ST AV NE
004	025960	0620	12/1/03	\$355,000	1950	0	7	1963	4	9940	N	N	16626 NE 26TH ST
004	025960	0020	8/26/04	\$330,000	1960	0	7	1964	3	9605	N	N	2408 164TH AV NE
004	775200	0130	5/18/04	\$325,000	2050	0	7	1956	3	10050	N	N	16244 NE 26TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	666100	0160	9/11/03	\$398,500	1090	780	8	1976	5	9000	N	N	17100 NE 28TH PL
004	932850	0740	7/22/03	\$345,000	1170	310	8	1974	4	6750	N	N	17011 NE 34TH PL
004	932850	0040	6/15/04	\$369,950	1180	560	8	1975	3	6660	N	N	17108 NE 35TH ST
004	572800	0130	6/16/04	\$358,000	1180	240	8	1973	4	6525	N	N	17102 NE 30TH PL
004	183030	0010	7/22/03	\$333,500	1190	570	8	1976	4	7505	N	N	3004 169TH AV NE
004	955730	0190	4/28/03	\$280,000	1220	680	8	1970	3	7225	N	N	3204 170TH AV NE
004	932850	0450	8/28/04	\$339,000	1250	850	8	1975	3	7280	N	N	16810 35TH ST NE
004	666100	0050	3/30/04	\$342,825	1260	790	8	1975	4	12000	N	N	17018 NE 29TH PL
004	068630	0430	7/9/04	\$378,500	1300	650	8	1965	3	7350	N	N	16443 NE 18TH ST
004	932850	0800	12/8/04	\$354,900	1300	850	8	1976	3	6750	N	N	17111 35TH ST NE
004	932850	0020	4/17/03	\$296,500	1300	890	8	1975	3	7788	N	N	3525 172ND AV NE
004	202040	0330	7/28/04	\$379,950	1310	0	8	1979	3	9380	N	N	3912 171ST PL NE
004	932850	0540	5/8/03	\$355,000	1360	440	8	1975	4	7840	N	N	3401 169TH AV NE
004	932850	0670	1/16/03	\$312,000	1360	550	8	1974	4	7056	N	N	17010 NE 34TH PL
004	068620	1100	12/6/04	\$383,000	1370	580	8	1965	3	10400	N	N	1913 168TH AV NE
004	068630	0170	11/4/04	\$357,000	1390	690	8	1965	3	7770	N	N	16611 NE 19TH PL
004	955730	0770	1/15/04	\$309,000	1390	520	8	1973	3	7200	N	N	17015 NE 32ND ST
004	955730	0100	9/29/04	\$369,000	1400	460	8	1972	3	6900	N	N	3222 171ST AV NE
004	932850	0520	9/8/04	\$372,000	1400	510	8	1974	3	7920	N	N	16833 NE 35TH ST
004	932850	0290	5/11/04	\$335,000	1410	640	8	1975	3	7700	N	N	16826 35TH PL NE
004	955730	0400	7/22/04	\$410,000	1420	720	8	1971	3	8700	N	N	3227 168TH AV NE
004	932850	0530	9/9/04	\$389,950	1420	1060	8	1974	3	8216	N	N	3407 169TH AV NE
004	955730	0160	11/13/03	\$296,000	1420	460	8	1972	3	8740	N	N	3217 171ST AV NE
004	932850	0750	7/15/04	\$360,000	1430	830	8	1974	3	6750	N	N	17019 NE 34TH PL
004	932850	0310	2/11/04	\$342,000	1440	650	8	1974	4	7070	N	N	16814 35TH PL NE
004	068640	0650	9/16/03	\$387,000	1450	750	8	1967	3	7210	N	N	2632 NE 168TH PL
004	068640	0340	2/19/03	\$350,000	1450	750	8	1967	4	7210	N	N	2701 169TH AV NE
004	068620	0650	6/10/03	\$269,500	1450	0	8	1965	3	8050	N	N	1911 172ND AV NE
004	068610	0720	4/10/03	\$272,950	1450	0	8	1963	4	5460	N	N	1820 169TH PL NE
004	666100	0020	1/22/04	\$320,000	1460	600	8	1976	3	7500	N	N	17118 NE 29TH PL
004	068645	0270	8/23/04	\$379,950	1470	750	8	1969	3	9760	N	N	3031 167TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	202040	0340	7/9/04	\$364,500	1480	340	8	1979	3	11020	N	N	3918 171ST PL NE
004	068620	0210	4/29/04	\$380,000	1480	1400	8	1965	3	7535	N	N	2116 172ND AV NE
004	932850	0610	7/30/03	\$372,000	1490	560	8	1974	4	6262	N	N	16923 35TH ST NE
004	955730	0040	7/15/04	\$306,000	1510	1080	8	1973	3	7245	N	N	3301 172ND AV NE
004	955730	0520	12/15/04	\$459,000	1520	870	8	1973	4	6760	Y	N	16813 NE 33RD ST
004	932850	0260	1/27/03	\$415,000	1520	1520	8	1974	4	7210	N	N	3522 169TH AV NE
004	666100	0060	3/18/04	\$344,000	1520	680	8	1975	3	8800	N	N	17012 NE 29TH PL
004	572800	0090	9/15/04	\$285,000	1520	0	8	1973	3	9375	N	N	17123 NE 31ST PL
004	955730	0240	8/13/04	\$387,000	1530	940	8	1972	3	7210	N	N	3306 170TH AV NE
004	955730	0630	1/16/04	\$394,000	1530	1350	8	1970	4	9100	Y	N	16916 NE 32ND ST
004	068620	0760	2/11/04	\$325,000	1540	0	8	1965	3	7875	N	N	17020 NE 18TH ST
004	068620	0400	10/14/04	\$329,950	1540	0	8	1964	4	7345	N	N	16831 NE 18TH ST
004	068640	0530	5/24/04	\$415,000	1550	730	8	1967	4	7210	N	N	16870 NE 24TH PL
004	419350	0150	5/28/04	\$464,950	1570	1170	8	1967	3	8500	N	N	2900 165TH AV NE
004	955730	0360	3/5/04	\$335,000	1570	0	8	1970	3	5850	N	N	16751 NE 33RD PL
004	068620	0860	5/2/03	\$393,500	1590	600	8	1964	4	9800	N	N	17007 NE 21ST ST
004	932850	0270	6/10/04	\$442,000	1600	1600	8	1974	3	7210	N	N	3530 169TH AV NE
004	068630	0410	12/20/04	\$355,000	1600	0	8	1966	3	7875	N	N	16429 NE 18TH ST
004	068645	0210	5/10/04	\$296,000	1650	0	8	1967	3	7200	N	N	16811 NE 32ND ST
004	068640	0570	10/12/04	\$369,000	1660	0	8	1967	4	7280	N	N	2468 168TH PL NE
004	068640	0280	12/15/03	\$309,500	1670	0	8	1967	3	7210	N	N	2642 168TH AV NE
004	780470	0060	8/29/03	\$444,000	1690	1200	8	1967	4	11900	N	N	3051 165TH PL NE
004	669680	0210	7/21/03	\$325,000	1780	0	8	1985	3	9025	N	N	16216 NE 29TH ST
004	572800	0020	2/26/03	\$299,900	1780	0	8	1973	4	8680	N	N	17112 NE 31ST PL
004	720587	0040	11/5/04	\$400,000	1800	0	8	1987	3	6480	N	N	3509 168TH AV NE
004	720587	0130	1/21/04	\$373,500	1800	0	8	1987	3	6483	N	N	3503 167TH PL NE
004	068610	0710	7/24/04	\$350,000	1860	0	8	1963	3	6466	N	N	1816 169TH PL NE
004	068620	0830	8/2/04	\$325,000	1860	0	8	1964	3	5724	N	N	17015 NE 19TH ST
004	068610	0320	9/22/03	\$310,000	1860	0	8	1963	4	10185	N	N	2235 171ST AV NE
004	068620	0830	3/30/03	\$290,000	1860	0	8	1964	3	5724	N	N	17015 NE 19TH ST
004	068630	0290	6/26/03	\$365,000	1870	0	8	1992	5	8056	N	N	16450 NE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	068630	0730	7/31/03	\$290,000	1890	0	8	1966	4	7350	N	N	2028 164TH AV NE
004	068620	0870	10/21/03	\$379,950	1900	0	8	1964	3	7770	N	N	17015 NE 21ST ST
004	955730	0560	5/26/04	\$325,500	1980	0	8	1973	4	6760	N	N	3221 170TH AV NE
004	720587	0150	4/1/04	\$382,500	1998	0	8	1988	3	8643	N	N	16724 NE 35TH ST
004	720587	0250	4/21/04	\$411,000	2010	0	8	1988	3	7070	N	N	16797 NE 35TH ST
004	068640	0370	5/19/04	\$394,000	2020	360	8	1967	3	7215	N	N	2615 169TH AV NE
004	242505	9162	8/16/04	\$498,000	2060	0	8	1994	3	9561	N	N	17120 NE 31ST CT
004	775160	0090	5/13/04	\$290,000	2080	390	8	1955	3	12160	N	N	2455 161ST AV NE
004	666100	0100	9/23/04	\$384,000	2100	0	8	1975	4	7844	N	N	17115 NE 29TH PL
004	669680	0280	7/13/04	\$410,000	2160	0	8	1986	3	9398	N	N	2905 160TH PL NE
004	932850	0500	4/16/04	\$354,000	2160	0	8	1975	3	7560	N	N	16821 35TH ST NE
004	232505	9113	4/9/04	\$434,000	2170	0	8	1987	4	10018	N	N	16240 NE 30TH ST
004	068645	0490	10/21/03	\$367,000	2240	0	8	1968	3	11250	N	N	16606 NE 30TH ST
004	242505	9161	11/2/04	\$555,000	2330	0	8	1994	3	9561	N	N	17024 NE 31ST CT
004	955730	0220	3/2/04	\$379,000	2370	0	8	1972	3	7575	N	N	3228 170TH AV NE
004	202040	0260	2/23/04	\$369,085	2400	0	8	1979	3	7700	N	N	17039 38TH PL NE
004	419350	0100	10/20/04	\$461,000	2430	0	8	1967	4	9350	N	N	16445 NE 29TH ST
004	202040	0220	9/27/04	\$420,000	2500	0	8	1979	3	7480	N	N	17019 38TH PL NE
004	419350	0190	8/5/04	\$500,000	2550	0	8	1972	4	8400	N	N	2917 165TH PL NE
004	068630	0060	6/11/04	\$425,000	2720	0	8	1966	3	11280	N	N	16417 NE 19TH ST
004	419350	0010	7/15/03	\$460,000	2730	0	8	1974	4	9540	N	N	16508 NE 28TH ST
004	068640	1080	2/26/03	\$352,500	2780	0	8	1967	3	7210	N	N	2463 168TH PL NE
004	068630	0780	9/24/04	\$385,000	2790	0	8	1966	4	7826	N	N	2109 165TH PL NE
004	068645	0390	2/18/04	\$389,000	2860	0	8	1968	4	7200	N	N	3015 168TH PL NE
004	068630	0180	7/14/03	\$370,000	2970	0	8	1966	4	9483	N	N	16619 NE 19TH PL
004	068630	0470	10/20/04	\$431,600	3450	0	8	1965	3	10500	N	N	16621 NE 18TH ST
004	068650	0130	6/23/03	\$419,950	3610	0	8	1966	4	11760	N	N	1913 161ST AV NE
004	068640	0800	3/26/03	\$460,000	3660	0	8	1966	4	10500	N	N	2604 169TH AV NE
004	103670	0020	3/4/03	\$310,000	1840	0	9	1974	4	4620	N	N	1308 170TH PL NE
004	103670	0130	12/21/04	\$360,000	1870	0	9	1975	3	4095	N	N	1430 170TH PL NE
004	103670	0240	6/3/04	\$345,000	1870	0	9	1975	3	5312	N	N	1429 170TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	103670	0230	2/10/04	\$305,000	1910	0	9	1975	3	4200	N	N	1433 170TH PL NE
004	103670	0310	1/14/03	\$300,000	1910	0	9	1974	4	4690	N	N	1305 170TH PL NE
004	202090	0030	10/14/03	\$465,950	2050	920	9	1988	3	7200	N	N	16964 NE 37TH PL
004	242505	9169	12/11/03	\$449,000	2260	640	9	1997	3	12576	N	N	3551 168TH AV NE
004	415980	0120	8/13/03	\$450,000	2300	0	9	1995	3	14479	N	N	3063 170TH AV NE
004	103670	0070	5/5/04	\$340,000	2390	0	9	1974	3	4500	N	N	1412 170TH PL NE
004	103670	0090	8/22/03	\$295,000	2390	0	9	1975	4	4050	N	N	1420 170TH PL NE
004	103670	0120	5/7/03	\$260,000	2390	0	9	1975	3	3600	N	N	1428 170TH PL NE
004	932851	0240	9/16/03	\$440,000	2430	360	9	1988	3	6791	Y	N	3718 169TH AV NE
004	242505	9166	10/21/03	\$465,000	2480	0	9	1997	3	7706	N	N	3527 168TH AV NE
004	202090	0010	9/19/03	\$440,000	2590	0	9	1988	3	7644	N	N	3733 170TH AV NE
004	664865	0120	9/24/03	\$484,500	2670	0	9	1980	3	11207	N	N	1905 160TH AV NE
004	664865	0120	9/24/03	\$484,500	2670	0	9	1980	3	11207	N	N	1905 160TH AV NE
004	386510	0190	6/11/03	\$554,950	2690	0	9	2002	3	9010	N	N	3975 170TH PL NE
004	386510	0180	2/12/03	\$509,950	2770	0	9	2003	3	5605	N	N	3963 170TH PL NE
004	386510	0040	8/26/03	\$519,980	2770	0	9	2003	3	4616	N	N	3982 170TH PL NE
004	386510	0160	5/29/03	\$505,000	2770	0	9	2003	3	6659	N	N	3821 170TH PL NE
004	386510	0120	7/9/03	\$516,475	2770	0	9	2003	3	4478	N	N	3837 170TH PL NE
004	386510	0010	10/17/03	\$511,275	2770	0	9	2003	3	5057	N	N	3996 170TH PL NE
004	386510	0090	7/2/03	\$510,275	2770	0	9	2003	3	4629	N	N	3849 170TH PL NE
004	386510	0140	5/19/03	\$498,750	2770	0	9	2003	3	5011	N	N	3829 170TH PL NE
004	386510	0200	2/7/03	\$480,000	2770	0	9	2003	3	5837	N	N	3989 170TH PL NE
004	386510	0080	9/22/03	\$559,950	2780	0	9	2003	3	5772	N	N	3853 170TH PL NE
004	386510	0130	2/19/03	\$519,950	2780	0	9	2003	3	5508	N	N	3833 170TH PL NE
004	386510	0170	12/3/04	\$600,000	2790	0	9	2003	3	6323	N	N	3951 170TH PL NE
004	386510	0050	7/30/03	\$559,950	2790	0	9	2003	3	8320	N	N	3865 170TH PL NE
004	386510	0170	5/22/03	\$527,000	2790	0	9	2003	3	6323	N	N	3951 170TH PL NE
004	386510	0210	1/15/03	\$529,950	2790	0	9	2003	3	6146	N	N	3997 170TH PL NE
004	386510	0030	1/12/04	\$632,000	3010	910	9	2003	3	5853	N	N	3984 170TH PL NE
004	386510	0060	11/10/03	\$584,950	3010	0	9	2003	3	6542	N	N	3861 170TH PL NE
004	386510	0020	12/22/03	\$625,000	3010	910	9	2003	3	6358	N	N	3998 170TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	386510	0070	9/17/03	\$579,950	3010	0	9	2003	3	5439	N	N	3857 170TH PL NE
004	386510	0100	7/10/03	\$559,950	3010	0	9	2003	3	5439	N	N	3845 170TH PL NE
004	386510	0150	4/14/03	\$539,950	3010	0	9	2003	3	9078	N	N	3825 170TH PL NE
004	386510	0110	6/24/03	\$549,250	3010	0	9	2003	3	5972	N	N	3841 170TH PL NE
004	232505	9086	10/2/03	\$558,950	3080	0	9	2002	3	9023	N	N	16250 NE 30TH ST
004	232505	9119	7/21/03	\$558,000	3310	0	9	2001	3	8976	N	N	3005 164TH AV NE
004	242505	9168	5/22/03	\$433,500	1370	1750	10	1998	3	6805	N	N	3543 168TH AV NE
004	029150	0150	12/6/04	\$517,000	2380	0	10	1991	3	7350	N	N	3272 165TH PL NE
004	029150	0190	3/20/03	\$419,600	2380	0	10	1990	3	9854	N	N	3342 165TH PL NE
004	029150	0130	1/23/03	\$447,000	2800	0	10	1990	3	7350	N	N	3236 165TH PL NE
004	070600	0030	5/27/04	\$755,000	3250	0	10	1994	3	10435	N	N	15812 NE 25TH PL
004	780470	0020	3/24/03	\$699,000	3910	0	10	1999	3	14000	N	N	3015 165TH PL NE

Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	062710	0030	2/5/03	\$590,000	Diagnostic Outlier
003	068760	0130	3/26/03	\$111,355	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	106550	0090	3/6/03	\$585,000	Diagnostic Outlier
003	108570	0070	5/7/03	\$450,000	NON-REPRESENTATIVE SALE
003	108870	0290	2/4/03	\$610,000	Relocation Sale
003	108890	0140	6/1/04	\$725,000	Diagnostic Outlier
003	124150	0226	12/6/04	\$233,000	Prevlmp<=10K
003	124270	0046	9/20/04	\$249,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	124270	0047	8/1/03	\$425,000	QUIT CLAIM DEED DORRatio
003	133110	0060	6/19/03	\$450,000	NO MARKET EXPOSURE; DIVORCE
003	133170	0120	5/6/04	\$610,000	Diagnostic Outlier
003	152505	9073	1/30/03	\$885,000	ImpCount
003	152505	9122	2/21/03	\$860,175	ImpCount
003	152505	9169	9/11/03	\$1,550,000	Obsol
003	152505	9188	8/6/04	\$1,170,000	Diagnostic Outlier
003	152505	9205	7/14/04	\$950,000	Diagnostic Outlier
003	152505	9246	7/5/03	\$134,700	QUIT CLAIM DEED DORRatio
003	152505	9246	4/23/04	\$131,346	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	172660	0050	4/16/03	\$464,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172660	0170	8/13/03	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172660	0390	3/20/03	\$204,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	172700	0030	12/18/04	\$576,500	ActivePermitBeforeSale>25K
003	172700	0470	10/8/04	\$695,000	Diagnostic Outlier
003	189670	0010	10/9/03	\$460,000	%Compl UnFinArea ActivePermitBeforeSale>25K
003	212505	9111	5/14/04	\$840,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
003	212505	9112	4/23/04	\$460,000	Questionable Sale
003	222505	9057	2/25/03	\$575,000	ImpCountNO MARKET EXPOSURE
003	222505	9110	12/12/03	\$401,000	Prevlmp<=10K
003	222505	9156	2/26/04	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	222505	9183	6/23/04	\$720,000	ImpCount
003	222505	9279	7/25/03	\$550,000	Diagnostic Outlier
003	222505	9329	1/30/03	\$605,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	222505	9329	6/23/03	\$640,000	NON-REPRESENTATIVE SALE
003	222505	9352	7/27/04	\$1,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	606130	0030	5/7/04	\$54,313	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	606130	0070	6/12/03	\$529,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	613750	0140	4/23/03	\$730,000	NON-REPRESENTATIVE SALE
003	666907	0140	1/9/03	\$401,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
003	666910	0080	1/10/03	\$444,000	Diagnostic Outlier
003	750100	0010	4/22/03	\$497,500	NON-REPRESENTATIVE SALE
003	750100	0340	12/6/03	\$78,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	770195	0120	1/7/03	\$733,000	RELOCATION - SALE BY SERVICE;
003	770195	0120	1/7/03	\$733,000	RELOCATION - SALE TO SERVICE;
003	773241	0220	10/24/03	\$518,750	RELOCATION - SALE TO SERVICE;
003	773241	0460	1/22/03	\$433,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	779600	0035	6/10/04	\$2,500	DORRatio
003	946470	0470	2/6/04	\$689,000	RELOCATION - SALE BY SERVICE
003	946470	0470	2/6/04	\$689,000	RELOCATION - SALE TO SERVICE
004	025960	0170	5/8/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	025960	0370	3/3/03	\$109,919	QUIT CLAIM DEED; RELATED PARTY, FRIEND
004	025960	0780	9/29/03	\$255,500	NO MARKET EXPOSURE; RELATED PARTY
004	025970	0030	5/1/03	\$237,000	NO MARKET EXPOSURE; RELATED PARTY
004	025980	0550	12/15/04	\$98,987	DORRatio
004	025980	0700	5/13/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	025980	0810	5/29/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	025980	0860	10/21/03	\$107,498	QUIT CLAIM DEED DORRatio
004	025980	1160	4/12/04	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068610	0380	4/18/03	\$128,018	QUIT CLAIM DEED DORRatio
004	068610	0950	6/26/03	\$69,000	QUIT CLAIM DEED DORRatio
004	068620	0720	9/14/04	\$8,015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068620	1130	1/13/04	\$121,500	DORRatio
004	068620	1130	1/13/04	\$121,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068630	0080	3/1/04	\$400,300	UnFinArea
004	068630	0170	4/13/04	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068640	0400	8/9/04	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	068640	0880	3/26/04	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068645	0150	8/28/03	\$274,600	NON-REPRESENTATIVE SALE
004	068645	0340	11/15/04	\$416,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068645	0540	3/10/04	\$404,500	RELOCATION - SALE BY SERVICE
004	068645	0540	3/10/04	\$404,500	RELOCATION - SALE TO SERVICE
004	103670	0200	10/25/04	\$336,375	RELATED PARTY, FRIEND, OR NEIGHBOR
004	183030	0010	2/11/03	\$333,500	NO MARKET EXPOSURE
004	242505	9109	3/5/04	\$519,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	329840	0450	12/23/04	\$185,600	Diagnostic Outlier
004	329850	0150	10/21/03	\$255,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	329850	0220	6/6/04	\$115,000	DORRatio
004	329850	0220	5/8/04	\$115,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
004	329850	0840	10/30/03	\$213,640	BANKRUPTCY - RECEIVER OR TRUSTEE
004	363090	0050	10/6/04	\$112,566	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	404070	0020	6/22/04	\$262,950	QUESTIONABLE PER SALES IDENTIFICATION
004	419350	0110	6/18/03	\$345,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
004	618960	0010	2/2/04	\$279,950	RELOCATION - SALE TO SERVICE
004	618960	0010	2/5/04	\$279,950	RELOCATION - SALE TO SERVICE
004	775160	0140	7/30/03	\$225,000	Diagnostic Outlier
004	775200	0005	6/28/04	\$119,255	QUIT CLAIM DEED; RELATED PARTY, FRIEND
004	780470	0120	2/18/03	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	932850	0400	5/23/03	\$112,333	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	955730	0430	7/15/04	\$325,000	RELOCATION - SALE BY SERVICE
004	955730	0430	7/15/04	\$325,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 68

There were only 4 useable vacant land sales not enough for a separate analysis.



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

Scott Noble

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr